

| PC Members | Motion | Second | Yes | No | Abstain |
|----------------------|--------|--------|-----|----|---------|
| Chris Dermody, Chair | | | | | |
| Jeff Bean | | | | | |
| Michael Smith | | | | | |
| David Barber | | x | x | | |
| Peter Ford | | | x | | |
| Ryan Doyle | x | | x | | |

4. 22-28 North Main Street – Maple City Candy – Applicant requests a favorable recommendation to the Zoning Administrator for exterior painting. This property is located in the DR-1 Traditional Downtown Design Review District.

Tom Murphy presented the application. There were no questions from the board and the application was given a positive recommendation.

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|----------------------|--------|--------|-----|----|---------|
| Chris Dermody, Chair | | | | | |
| Jeff Bean | | | | | |
| Michael Smith | | | | | |
| David Barber | | | x | | |
| Peter Ford | x | | x | | |
| Ryan Doyle | | x | x | | |

5. 22-28 North Main Street – Twiggs – Applicant requests a favorable recommendation to the Zoning Administrator for a new awning. This property is located in the DR-1 Traditional Downtown Design Review District.

Tom Murphy presented the application. There were no questions from the board and the application was given a positive recommendation.

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|----------------------|--------|--------|-----|----|---------|
| Chris Dermody, Chair | | | | | |
| Jeff Bean | | | | | |
| Michael Smith | | | | | |
| David Barber | | x | x | | |
| Peter Ford | | | x | | |
| Ryan Doyle | x | | x | | |

6. 8 North Main Street – TD Banknorth – Applicant requests a favorable recommendation to the Zoning Administrator for façade changes. This property is located in the DR-1 Traditional Downtown Design Review District.

Representative from TD Banknorth presented the application. It was stated that the blades will not be illuminated, there will be 2 downward lights and the canopy will protrude approximately 1’ out from the building. The application was given a positive recommendation.

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| Jeff Bean | | | | | |
| Michael Smith | | | x | | |
| David Barber | | x | | | |
| Peter Ford | | | x | | |
| Ryan Doyle | x | | x | | |

7. 83-85 & 89-91 North Main Street – Thomas & Barbara Hungerford – Applicant requests a favorable recommendation from the Zoning Administrator for façade improvements. This property is located in the DR-1 Traditional Downtown Design Review District.

Tom Hungerford presented the application. It was discussed that only the façade improvements were to be looked at and not the signage which can be approved administratively. The application was given a positive recommendation.

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| Jeff Bean | | | | | |
| Michael Smith | | | x | | |
| David Barber | | | x | | |
| Peter Ford | | x | x | | |
| Ryan Doyle | x | | x | | |

8. Questions and Discussion for Zoning Administrator

There was discussion about the ZA approve paint colors and what the procedure would be. Peter Ford made the motion to allocate the approval of paint colors (specifically historical) on existing structure to a combination of the Zoning Administrator and the Chair of the DAB/PC. David Barber second with all in favor. It was also noted that a case may be referred to the DAB if the applicant is not using historical colors.

B. PLANNING SEGMENT

1. Discuss upcoming permit schedule for City core block projects.

Chip Sawyer discussed the permitting stages for projects. July 1st – 6pm discussion on the demolition of the Brickyard and the Moose Lodge. David Barber wants to make sure everything is documented well with the joint meeting with the DRB meeting on July 1st. The remaining permit schedule was discussed

2. Discuss workplan for Zoning re-write project.

Greta Brunswick and Chip have met and have discussed and worked on reformatting, table of contents, stormwater, crime prevention, environmental design, changes that we want to make to what's already in the regulations. It was suggested that the board take 4 major topics to discuss first. A schedule for the re-write project was discussed with the board meeting once a month until April 2014 and broaching a different topic each month. Peter ford asked if there was different format that could be followed and maybe scheduling a Saturday in the fall. For the August 26th meeting the board would prepare themselves by reading through the regulations, make notes on what you want to change and bring it back to the board.

3. Review allowed uses in residential districts.

To be discussed during the re-write.

C. OTHER BUSINESS

- 1. Planning & Development Update** – Chip stated that Champlain Housing Trust is purchasing property on Lower Welden Street. The City Council wants to do a housing study through a possible MPG for this year. Candidates for the Zoning Administrator's position will be interviewed over the next 2 weeks.

D. PUBLIC COMMENT – there was no public comment.

David Barber made the motion to close the meeting at 7:40pm. Peter Ford second with all in favor.

Respectfully submitted, Michelle Boudreau, minute taker.